

058.0

0008

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

782,400 /

782,400

USE VALUE:

782,400 /

782,400

ASSESSED:

782,400 /

782,400

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
37		PEIRCE ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KASS JORDEN	
Owner 2: KHARLAMOVA ANASTASIA	
Owner 3:	

Street 1: 37 PEIRCE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: FORGET BENOIT -

Owner 2: MC CLURE ERIN K -

Street 1: 37 PEIRCE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1480 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	11									388,499						388,500	

Total AC/HA: 0.10331

Total SF/SM: 4500

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 388,499

Spl Credit

Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

782,400 /

782,400

782,400 /

782,400

782,400 /

782,400

User Acct

38756

GIS Ref

GIS Ref

Insp Date

09/24/18

!4994!

## USER DEFINED

Prior Id # 1: 38756

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	Colonial			Full Bath: 1	Rating: Good			PDAS CHK SFL ADD.											
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 2	Conc. Block			A 3QBth: 1	Rating:														
Frame: 1	Wood			1/2 Bath: 1	Rating:														
Prime Wall: 4	Vinyl			A HBth: 1	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating:														
Roof Struct: 1	Gable			<b>OTHER FEATURES</b>															
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Good														
Color: BEIGE				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating: Good														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:														
Grade: C	Average			<b>CONDOS INFORMATION</b>															
Year Blt: 1925	Eff Yr Blt:			Location: 1															
Alt LUC:	Alt %:			Total Units: 1															
Jurisdct: G11	Fact: .			Floor: 1															
Const Mod:				% Own: 1															
Lump Sum Adj:				Name: 1															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%	Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wall: 2	Plaster			Functional: 1		%	Interior:	1	6	3									
Sec Int Wall: 1	%			Economic: 1		%	Additions:												
Partition: E	Typical			Special: 1		%	Kitchen:												
Prim Floors: 4	Carpet			Override: 1		%	Baths:												
Sec Floors: 1	%			Total: 4.6	%		Plumbing:												
Bsmnt Flr: 12	Concrete			<b>CALC SUMMARY</b>				Electric:											
Subfloor: 1				Basic \$ / SQ: 125.00			Heating:												
Bsmnt Gar: 1				Size Adj.: 1.35000002			General:												
Electric: 3	Typical			Const Adj.: 1.06732893															
Insulation: 2	Typical			Adj \$ / SQ: 180.112															
Int vs Ext: S				Other Features: 85770															
Heat Fuel: 2	Gas			Grade Factor: 1.00															
Heat Type: 5	Steam			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod: 1															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 400349															
% Com Wall	% Sprinkled:			Depreciation: 18416															
				Depreciated Total: 381933															
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	<b>PARCEL ID</b> 058.0-0008-0004.0				<b>IMAGE</b>						
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	21x24	G	GD	2012	24.95	T	4.2	101			12,000		12,000		
More: N	Total Yard Items:	12,000		Total Special Features:			Total:	12,000											